


# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
10/20/2016	DCPREZ-2016-11073
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
12/13/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ALEX MCKENZIE	PHONE (with Area Code)	AGENT NAME D'ONOFRIO KOTTKE AND ASSOCIATES, INC.	PHONE (with Area Code) (608) 833-7530
BILLING ADDRESS (Number & Street) 9414 SILVERSTONE LANE		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MADISON, WI 53717	
E-MAIL ADDRESS ALEX@TRMCKENZIE.COM		E-MAIL ADDRESS RKLAAS@DONOFRIO.CC	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
9808 GREENWALD RD		9808 GREENWALD RD			
TOWNSHIP VERMONT	SECTION 23	TOWNSHIP VERMONT	SECTION 23	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-234-9000-4		0706-234-8500-1			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	2		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	4.34		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>BS</i>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>BS</i>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>BS</i>	<b>INSPECTOR'S INITIALS</b> HJH3	<b>SIGNATURE:(Owner or Agent)</b> 
<b>PRINT NAME:</b> Beth Stof-Cregon				
<b>DATE:</b> 10/20/16				



DANE COUNTY  
**PLANNING & DEVELOPMENT**

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

**Zoning Change Application**

Items that must be submitted with your application:

- ✓ **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- ✓ **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name ALEX MCKENZIE Agent's Name RON KLAAS  
 Address 9414 SILVERSTONE LANE Address 7530 WESTWARD WAY  
 Phone VERONA, WI 53593 Phone MADISON, WI 53717  
(608) 848-6013 (608) 833-7530  
 Email ALEX@TRMCKENZIE.COM Email RKLAAS@DONOFR10.CC

Town: VERMONT Parcel numbers affected: 0706 234 9000 4

Section: 01 Property address or location: 9808 GREENWALD RD

Zoning District change: (To / From / # of acres) 1. TO RH-1 FROM A-1 EX, 3 AC AROUND EXISTING BLDGS.  
2. TO RH-1 FROM A-1 EX, 2 AC FOR NEW HOMESITE

Soil classifications of area (percentages) Class I soils:      % Class II soils: 60 % Other: 40 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

ALEX IS PROPOSING TO CREATE A +/- 3 ACRE LOT OVER THE EXISTING BUILDINGS AND SELL IT TO HIS FATHER-IN-LAW THAT WILL BE REZONED TO RH-1.  
IN ADDITION, ALEX WOULD LIKE TO REZONE A 2 ACRE AREA WITHIN THE REMAINING 77 ACRES TO BUILD HIS OWN HOUSE. THAT WILL ALSO BE REZONED TO RH-1.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: [Signature]

Date: 10-20-16





# DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison,  
Wisconsin 53703  
Fax (608) 267-1540

September 12, 2016

Alex McKenzie  
9414 Silverstone Lane  
Verona, WI 53593

RE: DCPDEN-2016-00039

Dear Mr. McKenzie:

Attached is the Density Study Report and supporting information you requested for the IJ Ranch, LLC property in Sections 23 and 26 of the Town of Vermont.

Based on the policies of the *Town of Vermont / Dane County Comprehensive Plan*, this property would have the potential for up to two (2) additional homesites. Note that this would be in addition to the existing residence on the site.

I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at (608) 267-4115 or via email at [standing@countyofdane.com](mailto:standing@countyofdane.com).

Sincerely,

Brian Standing  
Senior Planner

*Enclosures.*

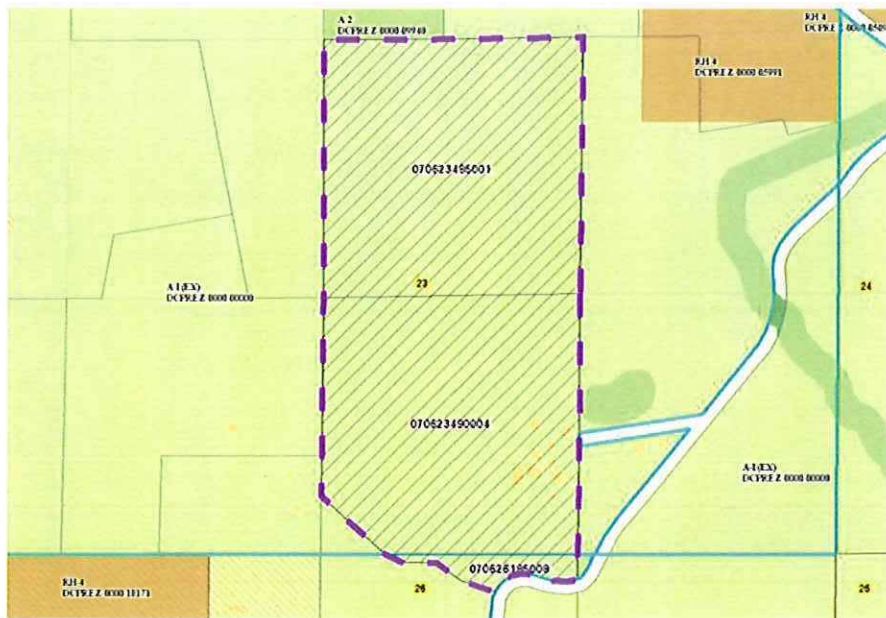
cc: Karen Carlock, Town of Vermont Clerk  
IJ Ranch, LLC, landowner

# DRAFT: FOR DISCUSSION PURPOSES ONLY

**IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.**

**Applicant:** Alex McKenzie

<b>Town</b>	Vermont	<b>A-1EX Adoption</b>	10/12/1979	<b>Orig Farm Owner</b>	Joseph E. Tracy
<b>Section:</b>	23, 26	<b>Density Number</b>	35	<b>Original Farm Acres</b>	81.44
<b>Density Study Date</b>	9/12/2016	<b>Original Splits</b>	2.33	<b>Available Density Unit(s)</b>	2



**Reasons/Notes:**

Homesites created to date:  
**NONE.**  
**NOTE:** Separation of existing farm residence does not count against density cap under town plan.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
070626185008	2.32	I J RANCH LLC	
070623490004	39.01	I J RANCH LLC	
070623485001	40.11	I J RANCH LLC	

**ALEX MCKENZIE REZONE**  
**TOWN OF VERMONT**

Alex McKenzie has purchased an 80 acre parcel in the Town of Vermont, on Tracy Lane and Greenwald Road.

There is an existing farm house and outbuildings on the property and Alex's intent is to create a 3.4 acre lot around the buildings and sell it to his father in law. A rezone application from A-1 EX to RH-1 for this proposed lot is attached, and if approved by the zoning committee, then a final CSM will be submitted.

Tracy Lane currently dead ends on the property, in the vicinity of the existing buildings. Alex is asking the Town to vacate that portion of ROW within the property to avoid any setback issues with the buildings, especially if the house is remodeled and a garage added. An easement will be granted to the Town to allow a snow plow to turn around on the property. The Town is supportive of this proposal.

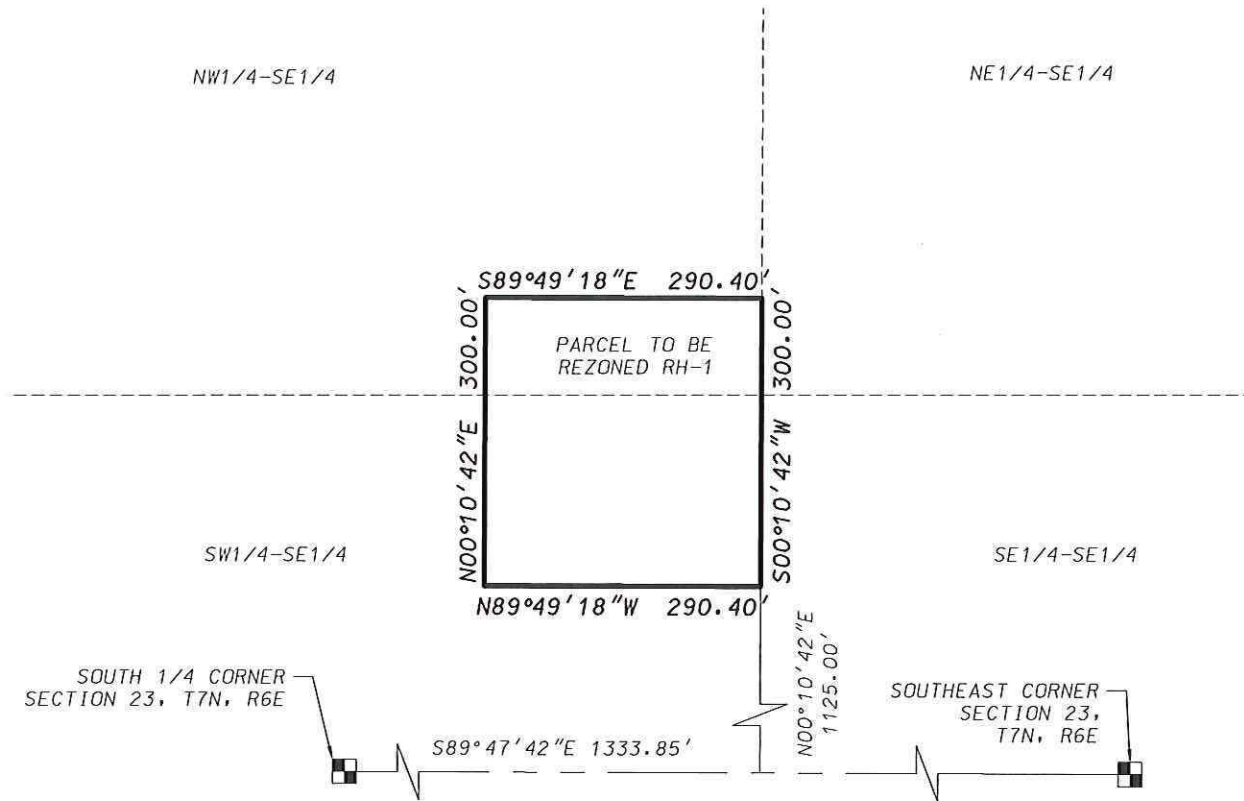
This would result in Tracy Lane ending at the property line. Tracy Lane is a 3 rod road (49.5' wide), so the new lot will have 49.5' of frontage. Because it is a dead end, and considered "existing development", it is Dan Everson's interpretation that the frontage requirements are satisfied.

Alex would also like to build a new home for his family on the residual lands. This application includes a rezone of 2 acres from A-1 EX to RH-1 for that home site.

Because he will be using the same access point onto Tracy Lane as his father in law, Alex is requesting an "exception" to allow a shared driveway via easement per section 75.19(8) of the County Ordinances. A shared driveway agreement will be recorded concurrent with the CSM.



# REZONING MAP



LEGAL DESCRIPTION - REZONING FROM A-1(EX) TO RH-1

Part of the West 1/2 of the SE1/4 of Section 23, T7N, R6E, Town of Vermont, Dane County, Wisconsin to-wit:  
 Commencing at the South 1/4 corner of said Section 23; thence S89°47'42"E, 1125.00 feet along the South line of said SE1/4 to the Southeast corner of the West 1/2 of said SE1/4; thence N00°10'42"E, 1125.00 feet along the East line of the West 1/2 of said SE1/4 to the point of beginning; thence N89°49'18"W, 290.40 feet; thence N00°10'42"E, 300.00 feet; thence S89°49'18"E, 290.40 feet to said East line; thence S00°10'42"W, 300.00 feet along said East line to the point of beginning. Containing 2.00 acres.



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089

**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**



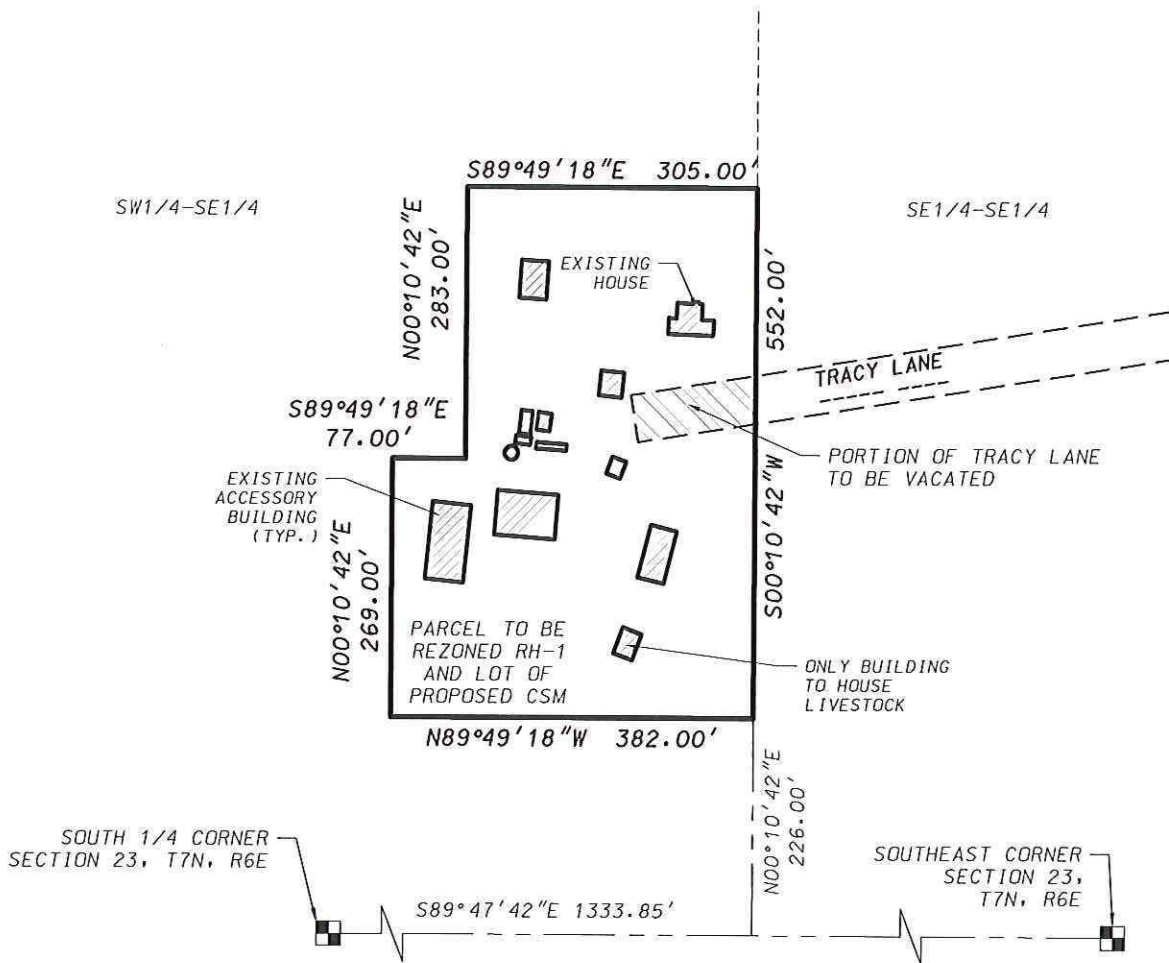
Scale 1" = 200'

DATE: 10-19-16

F.N.: 16-02-164

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# REZONING MAP



**LEGAL DESCRIPTION - REZONING FROM A-1(EX) TO RH-1**

Part of the SW1/4 of the SE1/4 of Section 23, T7N, R6E, Town of Vermont, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 23; thence S89°47'42"E, 1333.85 feet along the South line of said SE1/4 to the Southeast corner of the SW1/4 of the SE1/4; thence N00°10'42"E, 226.00 feet along the East line of said SW1/4 of the SE1/4 to the point of beginning; thence N89°49'18"W, 382.00 feet; thence N00°10'42"E, 269.00 feet; thence S89°49'18"E, 77.00 feet; thence N00°10'42"E, 283.00 feet; thence S89°49'18"E, 305.00 feet to said East line; thence S00°10'42"W, 552.00 feet along said East line to the point of beginning. Containing 4.34 acres.



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**



Scale 1" = 200'

DATE: 10-19-16

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